

MENLO PARK

Mercado District

PLANNED AREA DEVELOPMENT

Adopted: November 1, 2004
by Ordinance No. 10076

City of Tucson

Planned Area Developments were originally adopted as "Specific Plans" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The terms "Specific Plan (SP)" and "Specific Planned (SP) Districts" were changed to "Planned Area Development (PAD)" and "Planned Area Development (PAD) Districts" by Ordinance 9374 which was adopted by Mayor and Council on April 10, 2000. This change in title does not affect the substantive provisions for the districts as adopted.

Menlo Park Mercado District PLANNED AREA DEVELOPMENT

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APPENDIX:

Parking Rationale

Drainage Concept Map

Mercado District Landscape Matrix

Legal Description

ATTACHMENTS:

Mercado District Native Plant Matrix

Exotics of Tucson

Downtown Comprehensive Street Tree Plan

SITE ANALYSIS:

1. Topography Map of Mercado District by WLB
2. Phase 2 Summary Drainage Report for Planned Rio Nuevo Project Site by Tetra Tech
3. Menlo Park Storm Drainage by COT Dept. of Public Works

4. "A" Mountain Basin Drainage Improvement by COT Dept of Transportation
5. Drainage Report for Mercado District by WLB
6. ALTA/ACSM Land Title Survey by Tetra Tech Inc.
7. Capacity Letter from Pima County Wastewater Management Dept.
8. Subsurface Exploration & Geotechnical Engineering Report by Terracon
9. Rio Nuevo Landfill Stabilization Project Interim Technical Report on the Nearmont Site by Hydro Geo Chem, Inc.
10. Phase 1 Work Plan for the Demonstration of In-Situ Refuse Composting Rio Nuevo South Project by Hydro Geo Chem, Inc.
11. Rio Nuevo, Lots 1-15, Traffic Impact Analysis by Curtis Lueck & Assoc.
12. Rio Nuevo, Lots 1-15 Congress/Grande Intersection Fair Share Analysis by Curtis Lueck & Assoc.
13. Menlo Park District Paving Improvement by COT
14. Mercado District, Traffic Impact Analysis by Curtis Lueck & Assoc.
15. Archeology Report of Clearwater Site by Desert Archeology
16. Amended Final Plat of Rio Nuevo
17. Air Rights Over Public Rights-of-Ways Letter
18. Mercado District FEMA Overlay
19. Downtown Pedestrian Implementation Plan
20. Addendum on Cross Corner Sight Visibility Triangles

BACKGROUND

The Menlo Park Mercado District Planned Area Development (PAD) will be the first major project in the Rio Nuevo Project for the City of Tucson. The Rio Nuevo Project focuses on the history, culture and tradition of Tucson. Its purpose is to unite the existing neighborhoods with the cultural facilities proposed in the Rio Nuevo Project, bringing more residents into the city center, creating a vital mixed use downtown community.

Historically, the site is one of the oldest continuously occupied sites in North America with its perfect location between the Santa Cruz River and a natural volcanic vantage point, “A” Mountain. It evolved from an early agricultural period village with small pit houses and a canal system watering fields of squash, beans, maize, melons, cotton and tobacco, to Spanish Colonial outpost, eventually becoming modern Tucson.

When Jesuit missionary Father Kino passed through the area he visited the Pima Indian village of the “Schook-shon”, from which the name Tucson derived. Kino named the site “San Cosme de Tucson.” In 1770, a chapel was built just to the south of the PAD and was named San Agustin del Tucson. After the nearby Mission of San Xavier del Bac was completed in 1797, a two story Convento was constructed at San Agustin as well as a walled mission garden, cemeteries and a granary, which served as a “visita” to San Xavier del Bac.

San Agustin de Tucson was abandoned in the 1820’s and by 1843 was falling into ruin. The Convento only survived into the early 1900’s and by the 1950’s only a few walls remained of San Agustin. The area south of the PAD site was later graded and utilized as a Solid Waste Disposal Site (SWDS). The SWDS and the effected surrounding area was eventually reclaimed and in 1999 the City of Tucson passed the Rio Nuevo Project, which among other goals, provided opportunities to restore the historic origins of Tucson.

The PAD development will re-inhabit the historical birthplace of Tucson, an area which had been the home of many people and cultures for the past four thousand years, yet vacant for the last century. It is a unique model for redevelopment in downtown Tucson and new development in select areas of the City’s Evolving Edge.

AREA DESCRIPTION

The Rio Nuevo Project is a 62 acre area which lies east and west of Interstate 10 in the Downtown. Its overall municipal strategy is to reinvigorate the downtown and those areas straddling the Interstate. The PAD site is locate in the western edge of Rio Nuevo and comprises 13.569 acres on the site of the development and 4.259 acres off site mainly in the right-of-ways of Avenida del Convento and Clearwater/Cushing. Legal descriptions of both parcels can be found in the Appendix.

Menlo Park, of which the PAD is an extension, is adjacent to the site on the north and west while freeway-oriented uses further to the east parallel I-10. As seen in the aerial diagram at right, the equivalent of one pedestrian shed, or an average distance a person can walk in 5 minutes from the center to the edge, includes the project site, and the proposed museum and Origins complex planned immediately to the south and east.

AERIAL & PHOTO OF MENLO PARK MERCADO DISTRICT SITE



looking southwest across the site



— Rio Nuevo Redevelopment Plan

— Mercado District of Menlo Park Master Plan

Site in context of its pedestrian shed, Menlo Park Neighborhood and Downtown

The project offers a unique opportunity to provide a transition in scale from residential neighborhoods to a downtown urban core using smaller blocks, inviting pedestrian environments, de-emphasized vehicular realm, emphasizing well defined public realms, activity fronting the sidewalk as well as dignified sighting of civic buildings and institutions. The project site is currently vacant and unimproved. The PAD is a sensitive planning and regulating tool, which will guide development of the property.

GOALS and OBJECTIVES

Goals

- Create a high quality, mixed use, integrated community
- Integrate the Lander Apartments into the PAD
- To be compatible with the surrounding area and environment in terms of scale, massing and architecture

Objectives

- Create an architectural and programmatic linkage between the Menlo Park Neighborhood and Downtown Tucson. This will be accomplished by using traditional Tucson architecture in both residences and mixed use buildings and providing a transition to the more commercial uses likely to the east of this project such as the UA Science Center, Arizona Historical Society, and Arizona State Museum. Also, two new streets will be built on the edges of this property, the Avenida de Convento and the Clearwater/Cushing Street. These streets will connect with the east side of downtown, as will a built pedestrian path network within the project.
- Define a new type of residential development which can be replicated in both the Rio Nuevo District and the City of Tucson as a whole. It is a highly urban mix of uses and is pedestrian oriented. This type of development could result in reduced sprawl, reduced use of vehicles and increased possibilities for mass and alternative modes of transportation. It could, by its success, demonstrate the economic viability of a new urban development and better quality of life.
- Develop a critical mass of new residential opportunities that will stimulate additional residential services for the surrounding neighborhoods. By actually adding to the numbers of people in the area, by attracting the downtown commuters and tourist to the area, business will be more likely to succeed.
- Create a clear and unique identity for the PAD. This will be accomplished with consistent application of architectural, landscaping, and design standards for all built structures in the project.
- Operate as a whole with parking, traffic flows and linkages designed to function with future development and nearby cultural improvements. Cooperation with area stakeholders has been and will continue to be key in all planning for this project. Continued participation by all parties in planning for the balance of the Rio Nuevo project is imperative.



Illustrative Plan

DEVELOPMENT DESIGN THEME

Traditional Neighborhood designs and architectural themes were produced, supported and approved through the public meeting and public participation process and are thoroughly delineated in the “Mercado District Master Plan”. The Mercado District Master Plan’s goal is to ensure they are applied in a consistent and cohesive manner while still leaving designers the freedom within which to further interpret the styles.

Two definable vernaculars for residences are recognized in the Mercado District Master Plan, the Sonoran Row house with its continuous frontage along the pedestrian areas and Post Railroad with a more expansive and detached character where porches tend to offer a sheltered space between the pedestrian realm and the privacy of the home. A third type, called Tucson Eclectic, has much more variety and might be exemplified by the work of Joesler. A fourth category is designed to allow ample design latitude while still articulating the qualities that are essential to the cohesion of the overall fabric of the development.

Standards for mixed-use buildings are also described in the Mercado District Master Plan even though precedents for this scale and programmatic diversity are not prolific in Tucson. It is important that these buildings are pedestrian oriented and humanistic in scale and reflect the rich urban life of the desert. The primary focus will be on the street frontage and frontage types such as arcades and balconies. They are encouraged because they provide shade for the pedestrians on the sidewalks. Interior courtyards for smaller and more private gatherings will also be used and buildings will offer a sense of permanence and civic identity to the development.

The design standards in the Mercado District Master Plan will be administered as outlined in that document. A summary of that administration is in the Site Plan and Architectural Review Procedures on Page 42 of this PAD.



Doors and Windows on the Street



Houses fronting a Plaza



Houses along the Street



A Paseo

DESIGN THEMES